



31 March 2026

TRAYSER’S TRADING POST RENOVATION

Trayser’s Incorporated
7347 Main Street
Mackinac Island, MI 49757

Mackinac Island Planning Commission – Article 20 Summary

Per Mackinac Island Zoning Ordinance, Section 20.04 Items B & C

B1. The name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership.

Anthony Trayser
Trayser’s Incorporated
7347 Main Street
Mackinac Island, MI 49757

B2. The legal description of the subject parcel of land.

EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00

THE FOLLOWING DESCRIBED PARCELS LOCATED IN THE CITY OF MACKINAC ISLAND, COUNTY OF MACKINAC, STATE OF MICHIGAN:

PARCEL 1:

THE WEST 49.5 FEET OF LOT 112, ASSESSOR’S PLAT NO. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN.

PARCEL 2:

LOT 133 OF ASSESSOR’S PLAT NO. 3, EXCEPT THE NORTHEASTERLY 30.5 FEET THEREOF, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN (SAID PROPERTY BEING KNOWN AS THE SUTTON BUILDING ON MACKINAC ISLAND, MICHIGAN).

ALSO:

A PARCEL OF UNPATENTED LAKE HURON BOTTOMLAND ADJACENT, OPPOSITE AND CONTIGUOUS TO LOT 133, ASSESSOR’S PLAT NO 3 (RECORDED IN LIBER 2 OF PLATS, PAGE 47, MACKINAC COUNTY RECORDS), DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133, THENCE NORTH 25°30’ EAST ALONG THE EASTERLY LINE OF SAID LOT, 70.5 FEET; THENCE SOUTH 64°30’ EAST, 45 FEET; THENCE SOUTH 55°24’30” EAST, 19 FEET; THENCE SOUTH 32°19’20” WEST, 67.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 133 EXTENDED; THENCE NORTH 64°30’ WEST ALONG SAID LINE EXTENDED 55.69 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SUCH SIMILAR BOTTOMLAND, IF ANY, LYING BETWEEN AND OPPOSITE THE ABOVE DESCRIBED PARCEL AND HURON STREET.

B3. The area of the subject parcel of land.

0.210 acres +/- (9,147.5 square feet +/-)

B4. The present zoning classification of the subject parcel.

C – Commercial (per Mackinac Island Zoning Map dated May 2017)

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B5. A general description of the proposed development.

- Install a raised rear deck for patron seating.
- Convert the existing Storage Building into a new Café.
- Demolish and reconstruct the 1st floor store fronts with historic detailing
- Remove and reinstall a portion (21 feet) of the interior first floor and floor structure.
- Excavate a portion of the basement (21 feet) to match the existing basement depth. Remove and reconstruct the basement foundation wall along the Main Street Property Line.
- Renovate and reconfigure portions of the 2nd floor apartment layouts to provide an additional apartment and an office annex.
- Re-roof the building.
- Scrape and paint the existing, historic siding. Replace any rotted or deteriorated trim or siding boards.

B6. Condominium subdivision project site plans shall also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.

Not Applicable

For Items C1 thru C8, C11, and C13: Refer to the Site Survey and Architectural Site Plan included with our submittal for additional information.

C7. Regarding delivery and loading areas:

Currently the three active businesses utilize the island's dray service with deliveries and general trash service from the Main Street frontage. Propane, building supplies, and other incidental deliveries will occur thru the adjacent alley directly from the Coal Dock. Café food waste will also use this alley and the adjacent Coal Dock.

C8. The location, use and size of open spaces together with landscaping, screening, fences, walls and proposed alterations of topography or other natural features shall be indicated.

Aside from the removal of existing decks and fencing and the construction of a new deck, there are no proposed changes or alterations to site, topography or natural features.

C9. The proposed operations on the site shall be described, in writing, in sufficient detail to indicate the effect, if any, upon adjoining lands and occupants with any special features which are proposed to relieve any adverse effects to adjoining land and occupants. Any potential demands for future community services will be described, together with any special features which will assist in satisfying such demands.

The only "proposed operation on the site" shall be exterior dining.

And no "special features" are being proposed.

And no "special demands for future community services" are being requested.

C10. Any earth-change plans required by state law shall also be submitted with the application.

No changes to the existing grading are currently being proposed.

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C12. A general description and location of stormwater management system shall be shown on the grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features.

No changes to the existing stormwater management system are currently being proposed.

C13. Any feature of the proposed development that would directly or indirectly impact a public right-of-way, public utility, or adjoining property.

Any impacts would be incidental to the development.

The sidewalk along Main Street will need to be replaced once foundation work is complete.

The street will be disrupted to make new utility connections – water, sewer, and fire sprinkler.

Additionally. We understand that the front sidewalk must be fully restored by May 1st, and that any required asphalt restoration related to utility work must be completed in the spring timeframe. We will ensure our general contractor is aware of these requirements.

C14. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).

Due to the proximity of the Coal Dock, the only motor vehicles that will be needed for this project will be a skid steer and the excavator for the basement work as well as **two** dump trucks for moving bulk materials to and from the British Landing Dock.

Construction materials and equipment will be brought to the project directly from the Coal Dock.

Trash and construction debris will be brought to the Coal Dock in 2 yard dumpsters.

Vehicles as well as any dry cement mixes or gravels will be delivered to the site from the British Landing Dock. Any excavated soils will be taken off the island from the British Landing Dock and disposed of on the mainland.

Additionally. The logistics of transport to and from the British Landing Dock will be worked out with the Mackinac Island Police Department. It is our intent to hire Belonga Excavating for the work. See attached for the Draft Freight Hauling Plan.

C15. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

Fencing will be provided along the curb line to protect the public from the basement excavation.

Space available on site is extremely limited. At the end of every workday and when not in use for more than 24-hours, materials, equipment, construction debris, and trash will be stored inside the building, in the rear yard, or taken off the island.

Additionally. It is our intent to hire Belonga Excavating for the work. Vehicles will be removed from Main Street as required by city ordinance during festivals and other public events. Vehicles will be stored off-site at locations that Belonga Excavating has previously negotiated. See attached for the Draft Staging Plan. The street will never be fully blocked off by the proposed work. The owner and his contractors will assist with any required snow removal.

As materials are brought to and from the site, they are typically unloaded and staged at the British Landing Dock. Materials leave the island as barge space becomes available. Materials are brought from the dock to the site in 10-20 yard batches and stored on our side of the street. Everything will be barricaded off overnight and on days when no active work is planned.

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C16. Proposed construction start date and estimated duration of construction.

Construction Start Date: November 1st, 2026.

Construction Duration: 12 months.

C17. Such other information as may be determined to be necessary by the planning commission because of any peculiar features of the proposed development.

Hours of Operation: We anticipate normal operating hours of approximately 8:00 AM to 10:00 PM during peak season. Actual hours may vary depending on seasonal demand, staffing, and weather conditions, but we do not anticipate operating later than 10:00 PM.

In-Season Operations: Primary seasonal operations are planned from May 1 through Oct 31.

Off-Season Operations: Limited off-season activity may occur, including mail-order fudge preparation and related business functions, which would involve minimal customer traffic.

Bar / Liquor: The property does not have a liquor license. There is no intent to sell alcohol.

Exterior Lighting – Number: The current plans indicate one new exterior light. If additional lighting is ever contemplated, it will be submitted for Planning and Historic District Commission approval prior to installation.

Exterior Lighting - Hours: from dusk until approximately 10:00 PM for safety and visibility of deck seating areas. No high-intensity or nuisance lighting is proposed.

Project Contractors: the owner is bidding the project out to the following General Contractors:

- 2x4 Construction, St. Ignace MI 906.298.0149
- BC Contractors Services, Mackinac Island MI, 906.430.1100
- K+B Contracting LLC, Oxford MI, 248.895.8966
- Maverick Construction, Moran MI, 906.643.9220
- North Point Building & Development, 269.998.2680
- Sean O'Boyle, Mackinac Island MI, 906.306.3625
- Spence Brothers, Traverse City MI, 734.239.4611

D1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.

Refer to the provided Site Survey and Architectural Site Plan and Site Demolition Plan.

Portions of the existing exterior rear decks are proposed to be demolished, but otherwise, all demolition is largely going to be on the interior of the impacted structures.

D2. Copy of asbestos survey if required by EGLE or other state department.

Not applicable.

D3. Results of a pest inspection and, if necessary, a pest management plan.

Not applicable.

D4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or

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improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

Not applicable as the demolitions currently proposed are intended to be completed as part of the building renovation and under the same City Building Permit.

D5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.

Refer to item C.16 above and the provided Site Survey and Architectural Site Plan

No buildings are proposed to be removed or relocated.

No streets are proposed to be closed during the execution of this work.

D6. Acknowledgement:

Let it herewith be acknowledged that if any unknown historic or archeological remains are discovered while accomplishing the activity authorized by a permit granted by the city, all work must immediately stop and notification of what was discovered must be made by the applicant to the city as well as any other required offices. The city will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.